




## 87 Joanmount Park , Belfast, BT14 6PG

**Offers Over £114,950**

Magnificent Semi Detached Villa Holding A Superb Site Within Ever Popular Location.

An exceptional semi detached villa holding a prime position with superb gardens within this ever popular location. The richly appointed interior comprises 2 bedrooms, lounge, modern kitchen incorporating built-in under oven and hob with dining area and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, cavity wall insulation, gas fired central heating and is presented to the highest standard. Landscaped gardens with excellent storage and a most convenient location combines with low outgoings to make this the perfect starter home - Early Viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	68	71
EU Directive 2002/91/EC		

# 87 Joanmount Park

, Belfast, BT14 6PG



- Magnificent Semi Detached Villa
- Contemporary White Bathroom Suite
- Superb Rear Garden
- 2 Bedrooms, Lounge
- Upvc Double Glazed Windows
- Ever Popular Location
- Luxury Fitted Kitchen
- Gas Fired Central Heating

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

## Lounge

13'5" x 9'4" (4.10 x 2.85)

Built-in storage, hole in the wall fireplace, tv recess, panelled radiator.

## Kitchen

7'10" x 13'3" (2.38 x 4.05)

Twin stainless steel sink unit, extensive range of high and low level unites, formica worktops, built-in under oven and ceramic hob, plumbed for washing machine, fridge/freezer space,

partly tiled walls, panelled wall, ceramic wood laminate floor, panelled radiator:

Dining Area: panelled radiator, pvc rear door.

## First Floor

Landing, access to roofspace.

## Bedroom

13'5" x 9'3" (4.10 x 2.81)

Wood panelled wall, double panelled radiator.

## Bedroom

8'0" x 10'10" (2.45 x 3.30)

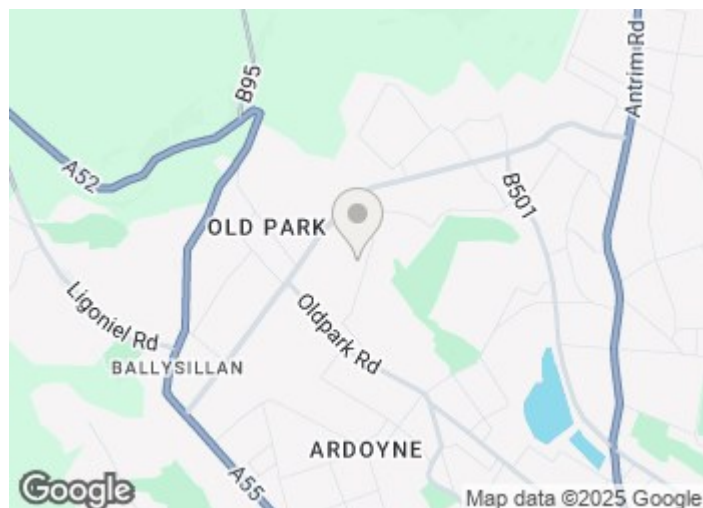
Double panelled radiator, concealed gas boiler.

## Bathroom

Contemporary white suite comprising, panelled bath, shower screen, drench style shower, vanity unit, low flush wc, feature radiator, pvc panelled walls, pvc ceiling, recessed lighting, Lvf flooring.

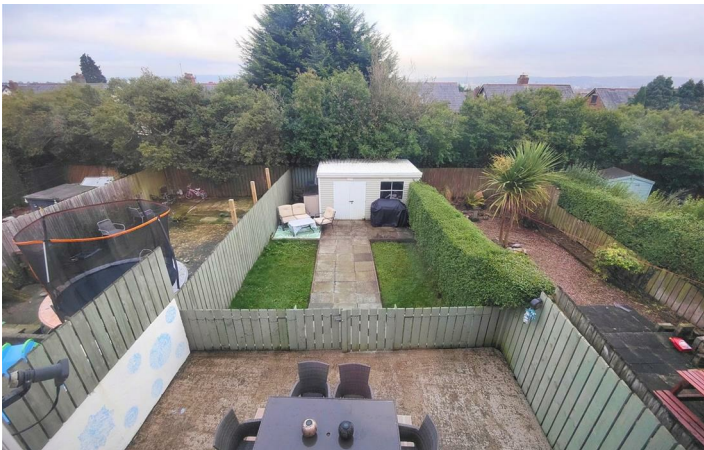
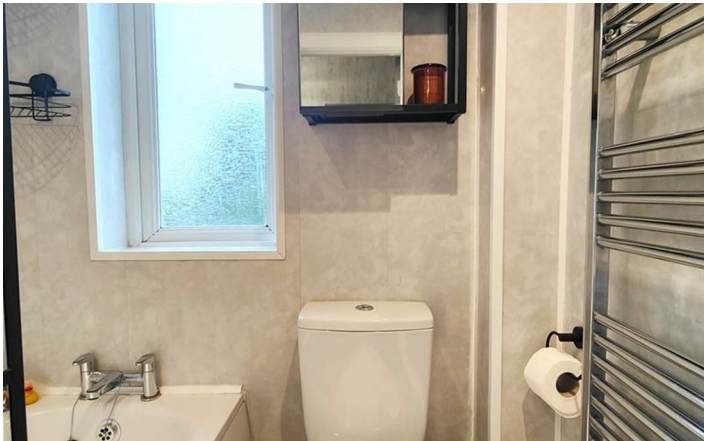
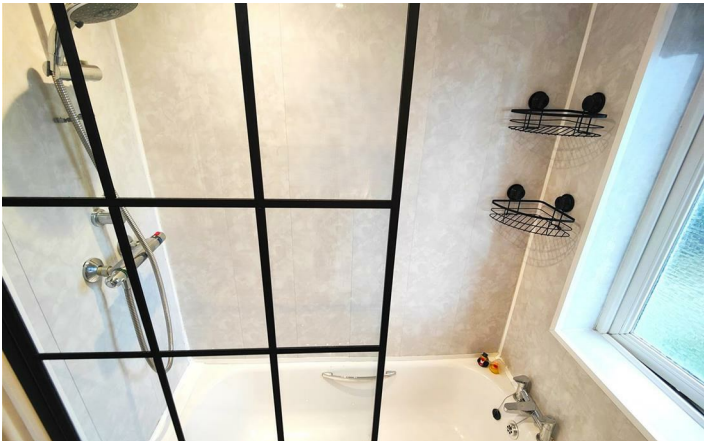
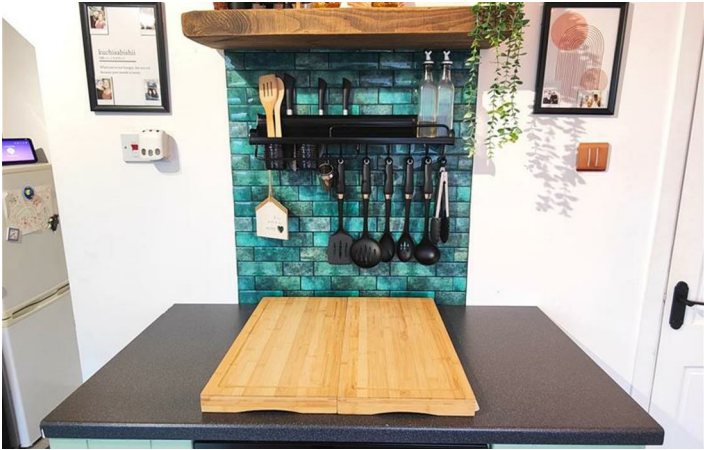
## Outside

Tarmac driveway via access gates. Extensive rear in lawn and raised patio, garden shed, mature hedging, vertical panel fencing, outside light and tap.



## Directions





Floor Plan

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